

City of Fort Lauderdale Planning and Zoning Board**STAFF REPORT****Case 126-R-05****October 19, 2005**

Applicant	City of Fort Lauderdale / Airport Division	
Request	Site Plan Level IV / Public Purpose Use "Fire Station"	
General Location	South of NW 62 Street, North of the Executive Airport Foxtrot Taxiway, between NW 28 Way and NW 10 Terrace	
Legal Description	A parcel of land being a portion of Tract 1, F-X-E Plat, according to the plat thereof, recorded in P.B. 119, P. 4 of the Public Records of Broward County, Florida	
Property Size	142,422 SF / 3.27 Acres	
Zoning	GAA – General Aviation Airport	
Existing Use	Fire Station	
Future Land Use Designation	Transportation and Employment Center	
Comprehensive Plan Consistency	Consistent with the permitted uses in the Future Land Use Element – Transportation and Employment Center	
Other Required Approvals	City Commission / By Ordinance	
Applicable ULDR Sections	47-18.26 Public Purpose Use	
Setbacks/Yards Front (s) Rear (n) Side (e) Side (w)	Required	Proposed
	FAA Reg. No. FAR Part 77	30'
	100' to NW 62 St.	660'
	FAA Reg. No. FAR Part 77	44'
	FAA Reg. No. FAR Part 77	Approx. 440'
Lot Density	N/A	N/A
Lot Size	N/A	142,422 SF
Lot Width	N/A	268'
Building Height	FAA Reg. No. FAR Part 77	32'
Structure Length	N/A	approx. 210'
Floor Area	N/A	27,310 SF
VUA Landscaping	12,792 SF	28,073 SF
Open Space	N/A	N/A
Parking	81	107
Notification Requirements	Sign notice 15 days prior to meeting	
Action Required	Recommend approval or denial to City Commission	
Project Planner	Name and Title	Initials
	Jim Koeth, Principal Planner	

	Greg Brewton, Acting Planning and Zoning Deputy Director	
	Marc LaFerrier, AICP, Planning and Zoning Director	

Request:

The applicant is requesting to construct a fire station on a parcel of land zoned GAA, through the Public Purpose Use provisions of ULDR Sec. 47-18.26. Public Purpose Use requires review and approval as a site plan level IV.

Property/Project Description:

The subject site is located south of NW 62 Street, North of the Executive Airport Foxtrot Taxiway, between NW 28 Way and NW 10 Terrace, at 2200 Executive Airport Way. The applicant, The City of Fort Lauderdale Airport Division, is proposing to replace the existing Fire Station 53, located at 5555 NW 23 Ave. and Fire Station 88, located at 6300 NW 21 Ave. and replace it with the proposed new facility to be located within the Fort Lauderdale Executive Airport property. Both existing buildings are too small to adequately house and facilitate today's firefighting techniques, equipment and expanded staffing requirements. The new facility will contain four apparatus bays and working and living areas to support a ten person shift with the ability to expand to accommodating a fifteen person shift. The facility will also house the City's Emergency Operations Center and the Fire Department's Hazardous Material Unit and Training Facility. The subject site is zoned GAA. This zoning district does not list fire facilities as a permitted use. In addition, the applicant is requesting through the Public Purpose Use Provision as outlined in the ULDR, relief from the required hedge material to screen the proposed fence.

Relief Requested Through Public Purpose Use:

The applicant is unable to comply with the following sections of the ULDR:

- Sec 47-14.10, GAA -List of Permitted and Conditional Uses.
- Sec. 47-14.30, A.,1. – Minimum Design Standards.
- Sec. 47-19.5, C., 2. - Fences, Walls and Hedges.

As per Sec. 47-14.10, GAA – List of Permitted and Conditional Uses, fire facilities are not listed as a permitted use in the list of permitted uses for the GAA zoning category. Consequently, the applicant seeks relief from this provision of the code in order to allow the fire station use.

As per Sec. 47-14.30, A., 1., in GAA, whenever an open weave chain link fence is constructed there shall be an abutting hedge that will screen the fence from the street abutting the property. Therefore, the applicant seeks relief from this provision of the code in order to allow a clear line of sight for police and airport security personnel as well as discourage areas that would create criminal opportunities.

As per Sec. 47-19.5, C., 2., Fences, Walls and Hedges, in nonresidential districts, all fences and walls, including chain link fence, shall be required to be planted by hedges, shrubs, groundcover, trees or combination thereof. The applicant seeks relief from this provision of the code in order to allow a clear line of sight for police and airport security personnel as well as discourage areas that would create criminal opportunities.

Comprehensive Plan Consistency:

It has been determined that the proposed facility is permitted within the Transportation and Employment Center land uses.

Staff Determination:

The applicant has provided a narrative attached to the site plan package, describing how this project complies with the requirements of Sec 47-18.26, Public Purpose Use. Staff concurs with the applicant's assessment.

Should the Board approve the proposed development, the following conditions are recommended:

1. A Construction Debris Mitigation Plan shall be submitted prior to application for a building permit, to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Plat Approval.
5. Final DRC approval.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for public purpose use and recommends approval, the recommendation shall be forwarded to the City Commission for consideration.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for public purpose use, the Board shall deny the application and the procedures for appeal to the City Commission as provided in Section 47-26B, Appeals shall apply.

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant